

TO LET

NEW DEVELOPMENT

2-3 RETAIL UNITS/DRIVETHRU

753 - 1,356 SQ.FT (70 - 126 SQ.M)



CANFORD HEATH

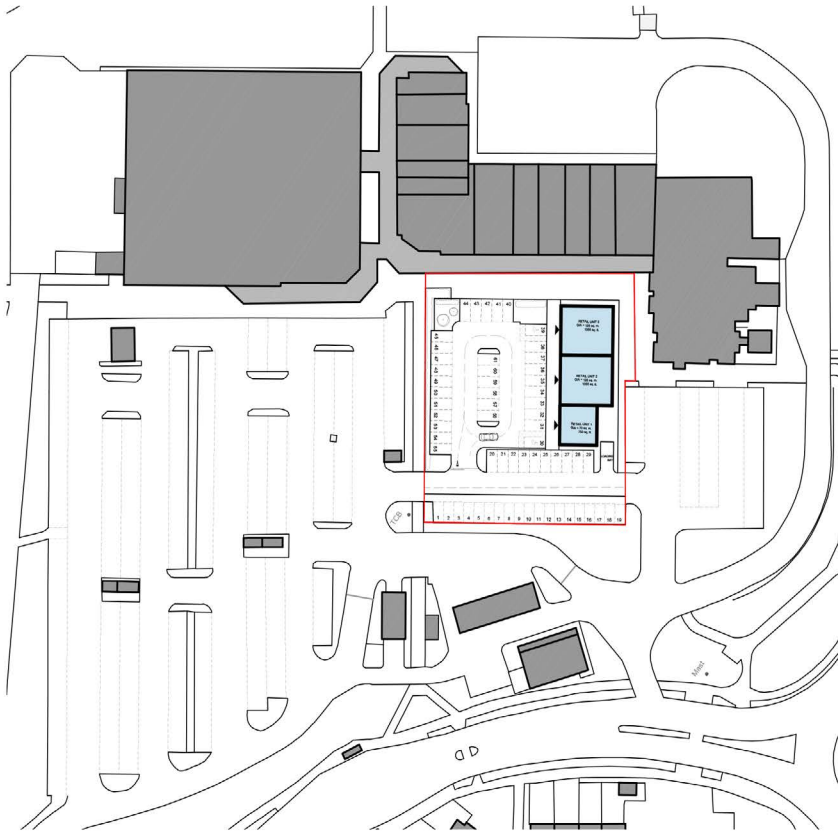
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Canford Heath Road, Poole,
Dorset, BH17 9DW

Local Occupiers Include

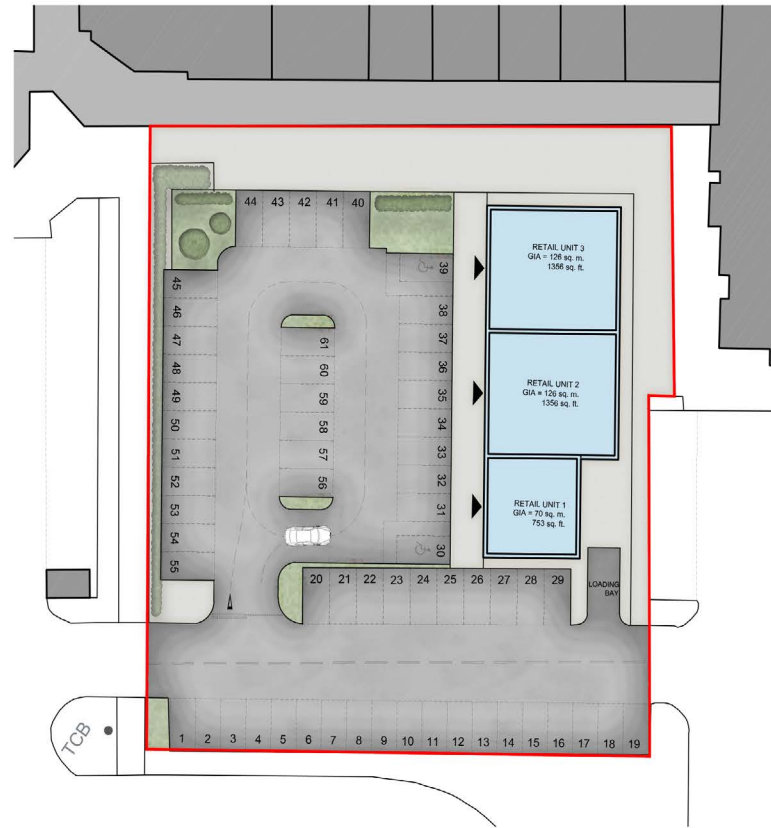


3 RETAIL UNITS
753 - 1,356 SQ.FT (70 - 126 SQ.M)



Site Masterplan

Scale 1:1250 @ A3



Site Layout

Scale 1:500 @ A3





CANFORD HEATH



Description

A neighbourhood shopping centre anchored by a large Asda supermarket and the popular Haymoor Public House. There is a large car park to the front and ample servicing to the rear. The site which is approximately 2 miles north of Poole town centre also benefits from a petrol filling station.

Services

The unit has electricity connected.

Service Charge & Insurance

This unit participates in a service charge. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.





George Watson

07423 662487
0117 990 2200

GWatson@lcpproperties.co.uk



 [View on Google Maps](#)

Viewing
Strictly via prior appointment
with the appointed agent:




Thomas Simpkin


01202 551821
tsimpkin@ellis-partners.co.uk

SERVICES

 **16 EV Chargers on site**

 **Parcel Delivery Lockers**

 **100+ Parking Spaces**
plus additional staff parking and delivery areas

 **Free Onsite Parking**
(first two hours)

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